

## Car Parking FBT Liability Report

We have provided the average lowest commercial rate which can be used in the calculation of the car parking fringe benefit taxable value under the statutory formula method, commercial parking station method or 12 week register method.

- Where there is an average rate in the last column, this indicates that there are one or more commercial parking stations (in accordance with the definition in TR2021/2) within the 1km practicable radius that charged above the statutory threshold on the relevant day.
- Even if the lowest rate shown in the last column is below the statutory threshold, there was still a commercial parking station that charged above the threshold.
- If there is no commercial car park charging above the threshold, this is indicated on the report by the wording '**No commercial car parking station within a 1km practicable radius charging above the statutory threshold**' next to the relevant location and no rates being reported.

## Sunshine Pty Ltd

2025

Address <sup>1</sup>	FBT Year Date Range <sup>2</sup>	2024 <sup>3</sup>	2024 Car Park <sup>4</sup>	2025 <sup>5</sup>	2025 Car Park <sup>6</sup>	2024/2025 <sup>7</sup> Average
821 Sun Street, Sunnyville, NSW	01/04/2024 - 31/03/2025	\$5.50	Moon Car Park, Star Drive, Sunnyville	\$9.04	Galaxy Car Park, Star Drive, Sunnyville	\$7.27
900 Sunnier Street, Sunnyville, NSW	01/04/2024 - 31/03/2025	\$N/A	No commercial car parking station within a 1km practicable radius charging above the statutory threshold	\$N/A	No commercial car parking station within a 1km practicable radius charging above the statutory threshold	\$N/A

<sup>1</sup> Location where parking benefit was provided

<sup>2</sup> Period of Benefit Provision (i.e. First and last date when a parking benefit was provided at the noted location during FBT year) <sup>3</sup> Opening Rate: Lowest parking fee charged within 1km of the address provided on the first day parking benefit was provided

<sup>4</sup> Car park that charged the lowest fee on the first day a parking benefit was provided

<sup>5</sup> Closing rate: Lowest parking fee charged within 1km of the address provided on the last day parking benefit was provided

<sup>6</sup> Car park that charged the lowest fee on the last day a parking benefit was provided

<sup>7</sup> Average of the Opening and Closing rates in accordance with Average Cost Method. This is the rate you use to calculate your parking benefit value. All pricing information includes GST.

Rates used are representative\* 

## Supplementary Information Regarding Car Parking Rates

FBT me Pty Ltd (FBTme) is an independent car parking consultant which maintains a large, sophisticated database of car parking rates for the purpose of valuing all day parking.

The Fringe Benefits Tax (FBT) car parking rate database has near-time tracking to monitor and track all car parking across Australia to ensure accuracy, ability to determine the best valuation for FBT purposes and compliance with representative rate requirements.

The rates are obtained by FBTme to satisfy the 'average cost method' of valuing car parking spaces under section 39DA of the Fringe Benefits Tax Assessment Act 1986 (FBTAA). FBTme is interpreting and adopting the latest practical guidance TR 2021/2 and Chapter 16 of Fringe benefits tax - a guide for employers.

To establish a rate for the purposes of section 39DA of the FBTAA, FBTme follows the following process:

1. FBTme identifies whether a 'commercial parking station' exists within a 1 km radius of the location that the employee cars are parked. This distance is calculated as the shortest practicable route from the entrance to the actual car park to the commercial parking station identified by FBTme.
2. FBTme accepts a car parking facility as a commercial parking station with reference to the latest guidance from the Australian Taxation Office and the underlying legislation. We also stay abreast to and apply new definitions, interpretations, guidance and updates through rulings and other documents released by the ATO.
3. Where one or more commercial parking stations are identified within a 1 km radius, the rates for 'all day parking' are obtained on the first day of the FBT year and on the last day of the FBT year.
4. FBTme then ascertains whether one of the lowest daily rates exceeded the threshold on the first day of the FBT year.

'All day parking' is determined as parking for a period of 6 hours or more after 7am and before 7pm on that day are obtained from a number of sources including:

- o Attending the site of the commercial parking station to observe the rates that are charged to members of the public for all day parking
- o Phone calls to the operator of the commercial parking station to obtain the rates that are charged to members of the public for all day parking
- o Direct feeds from car park operators on changes to pricing and conditions
- o Monitoring of published data including websites, flyers, advertising and booking platforms to obtain discounted rates that may be available from the operator of the commercial parking station to obtain the 'internet/special' rates that are charged to members of the public for all day parking

Note: the rates obtained from the above sources include all products available to the public at large and may include, but not be limited to, early bird rates, afternoon rates, weekly rates, specials and representative promotions and monthly rates

5. The lowest rate charged in the ordinary course of business to members of the public by the operator(s) of the commercial parking station(s) are then determined for the first day and the last day of the applicable FBT year.

The average cost report (per section 39DA(3) of the FBTAA) is then calculated as:  $\text{equals (Lowest fee on the first day of FBT year + Lowest fee on last day of the FBT year) / 2}$

Where the rates obtained from the operator of the commercial parking station are for periodic parking (weekly, fortnightly, monthly or any other periodic basis), the daily rate is obtained in accordance with section 39E as follows:

=Total fee charged for the period / Business days in period.

In response to judicial interpretation, FBTme will also validate that the periodic rates are available on a 'come-and-go' basis.

All rates obtained are tested, evaluated and considered to be representative in terms of section 39AA and 39AB of the FBTAA.

In this regard, when FBTme has calculated a daily rate per above, it undertakes a comparison of that rate to:

- The average daily rate for the 4 week period beginning on the day; or
- The average daily rate for the 4 week period ending on that day
- Where the daily rate is substantially less than the average daily rate for the relevant 4-week period per above, the daily rate is not considered to be representative and will not be included in a car parking rate report for an employer to use in valuing a car park provided to an employee.

For full terms and conditions please visit: <https://www.fbtme.com.au/terms-conditions>